

Project #3030684-LU

Correction Notice #2

Review Type : ZONING

Date September 10, 2019

Project Address : 4311 7TH AVE NE SEATTLE, WA 98105

SDCI Reviewer Jennifer Hagenow

Reviewer Phone : (206) 386-1349

Reviewer Email : jennifer.hagenow@seattle.gov

Owner : Chris Keadle

Contact Phone : (206) 405-2532

Contact Email : CHARLIE@SHUGARTARCHITECTURE.COM

<Corrections>

2. Site Plan.

Per original request and Tip 238, please replace the "departure - matrix" on A0.01a with the departure template provided in your portal, using project-relevant information.

The actual proposed setback associated with each lot line is unclear and must be clarified in the plans. Per the pre-submittal conference, SMC 23.84A.036, SMC 23.86.012, and 23.45.518 minimum and average setbacks are measured from each associated lot line in plan view, not elevations using step backs. Plans appear to measure setbacks from each floor using step backs for setback averaging rather than measuring in plan view using modulation for averaging. Please update the setback calculation using the codes hyperlinked above. Also, the departure table combines information for side and front setbacks; please separate to clearly convey each proposed setback (front, north side, south side, rear).

Response :

-The site plan has been added. [A1.00](#)

-Setback diagrams have been added as separate sheets as well dimensioned in site plan.

[A0.0c](#), [A0.0d](#), [A1.00](#)

3. Departures - 2nd Request

Per original request and Tip 238, please replace the "departure - matrix" on A0.01a with the departure template provided in your portal, using project-relevant information.

The actual proposed setback associated with each lot line is unclear and must be clarified in the plans. Per the pre-submittal conference, SMC 23.84A.036, SMC 23.86.012, and 23.45.518 minimum and average setbacks are measured from each associated lot line in plan view, not elevations using step backs. Plans appear to measure setbacks from each floor using step backs for setback averaging rather than measuring in plan view using modulation for averaging. Please update the setback calculation using the codes hyperlinked above. Also, the departure table combines information for side and front setbacks; please separate to clearly convey each proposed setback (front, north side, south side, rear).

Note: The site plan must be updated to reflect the full extent of the structure in plan view (Tip 103). Dimension its distance from the nearest lot line, and demonstrate that the applicable setbacks are provided or a departure for the full extent of relief is requested. Be sure to cloud these updates in the resubmitted plans and describe in the response letter. Reference 23.86.012 for guidance.

Response :

-Departure matrix is revised, and additional note is added to clarify EDG Grant considering Rear to a side lot. [A0.0b](#)

-Land use coaching letter and EDG report from the city are attached as [Exhibit – 1, 2](#)

4. Zoning Analysis.

The project is of a scope that a full zoning analysis must be included in the plan set. It appears that a partial analysis is on A0.01, but it includes mostly code citations and copied text. Additional information is required.

Zoning Analysis:

Please provide a zoning analysis that cites all major applicable land use codes, states how the proposal meets the code, and on which sheet in the plans compliance is demonstrated (Tip103). A simple, legible way to convey this information is with a table, using a column for the applicable code citation, another for the associated development standard, a third for the project proposal, and a fourth for the sheet number where the information is located in the plans.

A sample table (file name: "other") is uploaded to the project portal for your convenience. Please update it with applicable codes and your project information, and replace the partial information on A0.01 with it (or embed it into another sheet).

Response :

Zoning code Matrix table has been revised. [A0.0a](#)

5. Floor Area Diagrams and FAR/MHA Table.

It doesn't appear that the FAR/MHA template provided was used. Using the template reduces correction cycles and improves accuracy;

however, if you choose not to use the template, please update plans as follows to demonstrate compliance with code standards.

2nd request: The floor area diagrams must include dimensions of the exterior frame of the structure as well as the interior dimensions used to

calculate the area of each shape. Please update A0.01b with this information.

On A0.01b, the diagrams' reported gfa do not correspond to the reported gfa in the FAR/MHA table (reference level B1, A1, A2, A3, etc.).

Please reconcile to accurately and consistently report project gfa. Update other sheets in the set as needed to reconcile.

The residential total plus the service total does not equal the gfa reported in the FAR/MHA calculation. Please update for accuracy, and reconcile other sheets in the set as needed.

Complete the FAR the calculation to include proposed FAR, which is a ratio of chargeable gfa to site area (SMC 23.84A).

Response :

-FAR diagram has been revised to accommodate requested information. A0.0e

-Dimensions of exterior frame and interior dimensions are added.

-MHA FAR diagram is not applicable for MHA performance option.

6. Average Grade Measurement - 2nd Request.

A0.01 does not appear to indicate the DR 4-2012 method used, doesn't dimension "exterior wall length" on the diagram, doesn't include "I", appears to double-count "M", etc. Please update plans to clearly address these issues, and address the original corrections, as well:

Sheet A0.01 calculates grade using an "exterior wall length" that doesn't appear to represent the furthest extent of all exterior walls (DR 4-2012, Formula 1); instead, plans appear to combine DR 4-2012's Formula 1 (exterior walls) and Formula 2 (smallest enclosing rectangle, not polygon).

a) Please update plans to clearly identify the DR 4-2012 formula proposed for the average grade calc

b) Update the average grade calc applying only one of the formulas, per examples in the DR

c) Update elevations with new average grade, as necessary, and measure height from it.

Response :

-Average grade plane is revised using formula 1 only. A0.01e, A0.01c, A0.01d

7. Right of Way Improvements - 2nd Request.

The existing abutting right of way width is 60', and the required width is 62'. Per the project PAR and 23.53.015.D.1.b, right of way improvements are required.

Please update the plan set to include a site plan and clearly demonstrate that the project will provide:

a) the required 1' plus 3' setback [(015.D.1.b.1)]. Note: it appears that a large bioplanter (structure) is proposed within the required 4' setback; while plantings to meet green factor may be approved in this location, structures are not allowed per SMC 23.53.015.D.1.b.1)

b) grading requirement [(015.D.1.b.2)], and

*c) complete the **no-protest agreement and upload** recorded copy [(015.D.1.b.3)] as an independent file to the portal.*

Response :

-Bio-planter is relocated to rear of the building. A1.00, L1.01

- No-protest agreement is uploaded to the portal.

8. Height - Features.

The allowed height of the structure is 80' (SMC 23.45.517.D). Exceptions for penthouses are per .514.J.5, and parapets are per J.2.

a) The elevation provided for stair/elevator penthouse appears to be lower than the proposed height; update plans to provide the actual top of stair/elevator penthouses (reference elevations and sections).

b) Demonstrate that each proposed rooftop feature meets all dimensional standards in the .514.J exception.

c) Update the rooftop coverage diagram on

A0.01 to clearly dimension all proposed rooftop coverage and update the calculation to include the penthouse plus proposed weather protection (it appears that currently dimensions are from interior, rather than exterior walls, and R07 is calculated as the coverage, which appears to be inaccurate).

c) Remove any feature or portion of a feature above height exception or that doesn't otherwise meet the full exception.

Response :

-Roof top coverage, dimensions are revised. A0.0a, A4.00, A4.01

9. Average Setbacks - 2nd Request.

Setbacks are not being measured correctly, so it's not clear whether they meet 23.45.518 setback standards, or how much of a departure is required.

The following setbacks apply to the project: a) front setback along 7th Ave NE must be at least 7' average/5' minimum; b) north side setback for portions of the structure 42' or less must be at least 7' average/5' minimum and portions above 42' must be at least 10' average and 7' minimum; c) south side setback for portions of the structure 42' or less must be at least 7' average/5' minimum and portions above 42' must be at least 10' average and 7' minimum; and the rear setback must be at least 15' deep.

a) It's unclear why the analysis on A0.01 and the departure matrix on A0.01a refer to height above and below 42' for minimum and average front setback (height is irrelevant for the front setback). Please update plans (A0.01, A0.01a, and any diagram used) to clearly reflect the minimum and average front setback in plan view (23.86.012.A.1 and A.3). This is a simple measurement and diagram that dimensions the nearest distance from the structure to the front lot line, and the average distance between the structure (in plan view) and the front lot line (can be calculated as the area between the structure and front lot line divided by the structure width).

b and c) Update plans to provide a plan-view diagram for the portion of the structure that's 42' or less. Dimension the minimum distance between the structure and the north side lot line and south side lot line. Calculate the average setback for each. Update plans to provide a plan-view diagram for the portion of the structure above 42' in height. Dimension the minimum distance between the structure and the north side lot line and south side lot line. Calculate the average setback for each. Note that any features allowed in the required setback (23.45.518.H) are not to be included in the calc; instead, the site plan should simply demonstrate that they meet dimensional standards for their associated exception.

Remove the "average setback" calculations from each floor (A2.00-2.07) For any setback that does not meet the minimum or average setback requirement, request a departure for that setback only.

Update the zoning code analysis and departure request matrix.

Response :

-Setback diagrams are added as separate sheets. A0.0c, A0.0d.

*-The rear yard setback is considered a side lot setback and granted as' 5 ft below 42 ft and 5 ft above with a 7 ft average.' by EDG. **Exhibit – 1, 2***

10. Setback Exceptions - 2nd Request.

It appears that a large biplanter is proposed within the front and south side setback. It appears to exceed dimensional allowances in SMC 23.45.518.J.10, but may meet the J.11 exception. Additional information is needed.

a) Please label and dimension all proposed biplanters, and any other structures or features within required setbacks on the site plan on A1.0, per Tip 103.

b) Update plans to demonstrate how each meets a 23.45.518 exception. Note that biplanters, retaining walls, and other features

within the 4' right of way setback are not allowed per SMC 23.54.015 so please update plans to remove these features from the area within 4' of the front lot line.

Response :

-Bio-planter is relocated to rear of the building. A1.00, L1.01

11. Amenity Area.

The zoning analysis states that 1043 sf of amenity area is proposed (proposed column). Please update with the actual proposal for accuracy (1078 sf).

Response :

-The number is revised. A0.0a, A2.01

12. Street Trees and Right of Way Landscaping. 2nd Request.

Before the next review cycle, please confirm with Seattle Department of Transportation urban forestry that the proposed

landscaping in the right-of-way is feasible and will not conflict with existing utilities or other street improvements. A good contact

is Ben Roberts (Ben.Roberts@seattle.gov). An emailed confirmation from SDOT is sufficient.

Response :

-Email from Ben Roberts is uploaded to the portal. **Exhibit – 3**

13. Light and Glare.

Please edit the note added to A2.01 to clarify that "the project will shield exterior lighting and direct it away from adjacent properties" per SMC 23.45.534.

Response :

-The note is revised. A2.01

14. Site Plan - Status of Existing Structures - 2nd Request.

It appears that A0.00 was updated to note removal of a concrete wall and chainlink fence in the right of way, as well as structures on neighboring private property. For any structure proposed for removal or improvement outside of the property lines for this site, please make a note that all necessary demo permits will be obtained, or remove the proposal from this plan set.

Response :

The notes of removal are added. A0.0

End of Correction document.

8/15/2017

Christopher A. Ndifon Sr.
Land Use Planner
City of Seattle, DCI
700 5th Ave, S 2000
Seattle, WA 98124

Re: SDCI Project #: 3028965
4311 7th Ave NE
Seattle, WA

Shugart Wasse Wickwire (SWW) has outlined our meeting notes below regarding land use information received during our paid zoning coaching meeting conducted on Tuesday, August 15th at the City of Seattle.

Attending:

Christopher A. Ndifon Sr
Charlie Shugart, AIA
Steve Hartley
Chris
Blake

SDCI
SWW
BlueStar

Current Zone:

MR(M1) Zone, University Urban District and Village

Mid-rise (Affordable Housing)

Permitted Use

SWW confirmed that the proposed build could either contain up to 20 two and three bedroom units or as many as 46 to 50 Small Efficiency Dwelling Units (S.E.D.U.) and each are permitted outright in the Land Use code for the MR (M1) zone.

S.E.D.U. Threshold Limits (per DR2016-7)

Small Efficiency Dwelling Units shall have a single sleeping rooms of at least 150 SF net
Gross Dwelling Unit Floor area shall be at a minimum of 220 SF but not exceed 320 SF

** exceptions: total gross unit size can be increased only to meet the minimum requirements for accessibility provisions for Type A units on a "case by case basis" (DR2016-7)

Allowable F.A.R. calculations

The following FAR calculation discussion was confirmed. The base FAR for the MR zone is 4.25. It will be expanded to 4.5 based on the (M1) zone update for mandatory affordable housing.

Exhibit - 1

Allowable Height

60’/80’

Affordable housing requirements apply whether the building is built to either the 60 or 80 foot height limit.

Threshold for Design Review

The thresholds for Design Review were confirmed. Design Review and SEPA thresholds are governed by either the number of units and or the gross floor area of the whole building, not just the allowed area of FAR. The following are the thresholds for Design Review in the MR (M1) zone for a single purpose residential building.

Projects with 20 residential units or fewer are exempt from both Design Review and SEPA

Projects with more than 20 standard residential units requires Full Design Review and SEPA

Projects with more than 20 units with 50% or more being Small Efficiency Dwelling Units (SEDU) require:

Streamline Design Review	5,000 to 11,999 sf
Administrative Design Review.	12,000 to 19,999 sf
Full Design Review	Greater than 20,000 sf

Rear Yard Requirements for this site

Because the front property line and rear property line are not parallel, it was confirmed the west boundary (rear property line) will be considered a side yard as opposed to a “rear” yard for setback requirements. The side setback requirement for this zone is an average of 7 feet with a 5 foot minimum to 42 feet in height, and 10 foot average with a 7 foot minimum from 42 feet to 80 feet.

Required Parking quantity, location and access

No parking is required in this zone.

Affordable Housing Requirements

We were directed to speak with Megan Neuman, Land Use Planner Supervisor for all Affordable Housing requirements pertinent to our site and zone.

End of meeting minutes



ADMINISTRATIVE EARLY DESIGN GUIDANCE NORTHEAST

Record Number: 3032036-EG

Address: 4311 7th Ave NE

Applicant: Matthew Wasse, Shugart, Wasse and Wickwire

Report Date: Monday, August 20, 2018

SDCI Staff: Mike Gushard

SITE & VICINITY

Site Zone: Midrise 1 (MR (M1))

Nearby Zones: (North) MR (M1)
(South) MR (M1)
(East) MR (M1)
(West) MR (M1)

Lot Area: 4400 sq. ft.

Current Development:

The site consists of a single-family residence that sits slightly proud of the street.

Surrounding Development and Neighborhood Character:

The surrounding neighborhood is in flux. While it was previously mostly small single-family residences, it is now dominated by contemporary midrise multi-family development.

Access:

Pedestrian access is from the 7th Ave NE frontage. There is no parking proposed on the site.

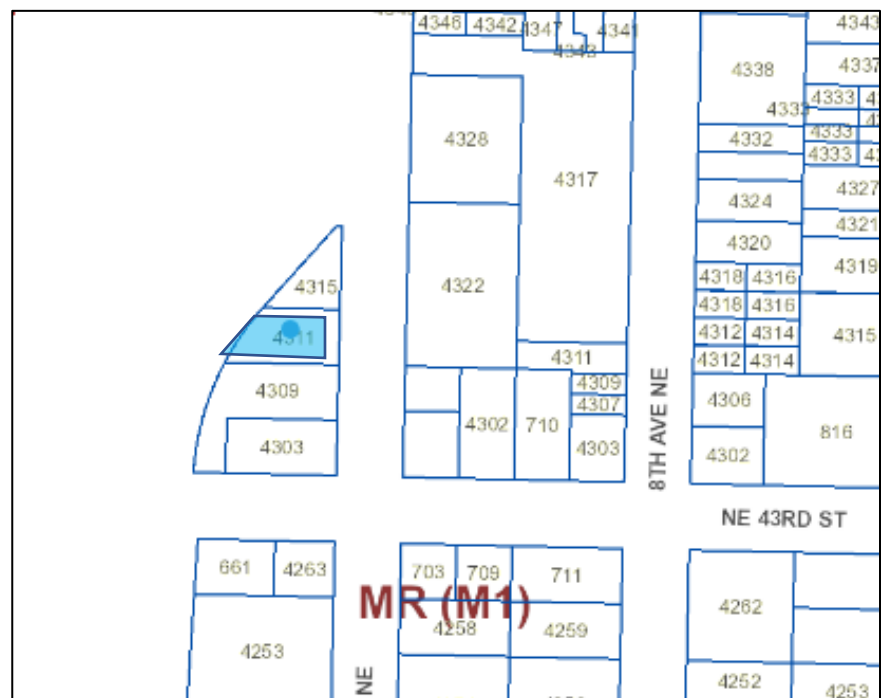


Exhibit - 2

- c. Example one on the precedent imagery page (p36) demonstrates a clear organization of mass for a slender residential project like the one in the proposal. Let this example inform your future submittal. The proportions of this building should easily scale down to your site. **(DC2)**

DEVELOPMENT STANDARD DEPARTURES

SDCI's preliminary recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of Early Design Guidance review the following departures were requested:

1. **Rear setback reduction (23.45.518):** The Code requires an average of 7 ft setback with a 5 ft minimum above 42 ft and a 10 ft average setback with 7 ft minimum below. The applicant proposes that the setback be reduced to 5 ft below 42 ft and 5 ft above with a 7 ft average.

Staff supports the requested departure. Moving mass away from the front of the building supports a human scale street frontage along 7th Ave. Pushing the mass to the rear of the site has little negative impact since its backs on to a busy freeway. The proposal makes use of this allowance to create a strong, prow-like visual presence that is scaled to the passing freeway and meets guidelines pertaining to architectural character and design concept. **(CS 2 and DC 2)**

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

Exhibit - 3

From: Roberts, Ben [<mailto:Ben.Roberts@seattle.gov>]
Sent: Tuesday, June 25, 2019 10:07 AM
To: tim
Cc: dave@andrewsla.com
Subject: RE: 4311 7th Ave NE - SDOT approval

Tim,

Please call out Heritage Improved Birch – *Betula nigra-Cully improved* if you'd like to stick with the Betula species. Otherwise SDOT recommends Persian Parrotia for this frontage.

Please edit minimum caliper size to SDOT standard 2-2.5 inch min caliper.

Please edit understory plantings spaced min 2ft from c/l of new street trees.



Ben Roberts
SDOT Forester, Landscape Architect Office
ISA Certified Arborist PN5759A
ISA Certified Tree Risk Assessor #297

City of Seattle [Department of Transportation](#)

O: 206.233.8735 | M: 206.423.3685 | Ben.Roberts@seattle.gov

"If there is any one duty which more than another we owe it to our children and our children's children to perform at once, it is to save the forests of this country" Theodore Roosevelt

Exhibit - 3

From: DOT_LA [mailto:DOT_LA@seattle.gov]
Sent: Tuesday, September 17, 2019 3:02 PM
To: tim
Cc: dave@andrewsla.com
Subject: 4311 7th Ave NE - Street trees conceptual approval - 2 new

Tim,

Your plan is conceptually approved – 2 new trees.

I am sure you noticed the bronze birch borers are ravaging the Seattle birch trees, it is especially bad in North Seattle. I realized the cultivar proposed is supposed to be resistant but still...

We would strongly encouraged to plan for irrigation or at least temporary (which does not need to be shown on the plans).

Also a reminder that those trees are to be maintained and replaced/reestablished by the adjacent property owner for the life of the building.

Thank you,



CINDY KOZAK

SDOT Urban Forestry LA Office Forester

(c) 206-718-7801 – (o) 206-684-5693

City of Seattle [Department of Transportation](#)